



Department of Planning and Economic
 Development 1000 Rochester Hills Dr.
 Rochester Hills, MI
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Environmental Impact Statement (EIS)

Project Information

Name: Unit 6 Spec Building Star Batt Condo		
Description of Proposed Project Proposed Commercial Building approximately 11,999 square feet with interior separations for up to 6 tenants.		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
<input type="checkbox"/> Single Family Residential	<input checked="" type="checkbox"/> Commercial/Office	<input type="checkbox"/> Describe uses:
<input type="checkbox"/> Multiple Family Residential	<input type="checkbox"/> Industrial	
	<input type="checkbox"/> Institutional/Public/Quasi-Public	

Purpose. The purpose of the EIS is to:

- A. Provide relevant information to the City Planning Commission and the City Council on the environmental impact of applications for rezoning, platting, site condominium, and site plan approval and other actions that will have a significant effect on the environment
- B. Inject into the developer's planning process consideration of the characteristics of the land and the interests of the community at large, as well as the developer's own interests and those of potential customers
- C. Facilitate participation of the citizenry in the review of community developments
- D. Provide guidelines for standards as required by Section 138-2.204 of the zoning ordinance

Content. The Environmental Analysis Report (Part I and II), the Impact Factors (Part III), and the Summary (Part IV), which together form the EIS, should meet all of the following requirements:

- A. The EIS is intended to relate to the following:
 - 1. Ecological effects, both positive and negative
 - 2. Population results
 - 3. How the project affects the residential, commercial, and industrial needs
 - 4. Aesthetic and psychological considerations
 - 5. Efforts made to prevent the loss of special features of natural, scenic or historic interest
 - 6. Overall economic effect on the City
 - 7. Compatibility with neighborhood, City and regional development, and the Master Land Use Plan
- B. The EIS must reflect upon the short-term effect as well as the long-term effect upon the human environment:
 - 1. All pertinent statements must reflect both effects
 - 2. All pertinent statements must suggest an anticipated timetable of such effects
- C. On developments of 5 acres or more, a topographic presentation indicating slopes 12% and more, depressions, major drainage patterns, wooded areas, flood plains, and wetlands is required

OFFICE USE ONLY

Date Filed	File #	Date Completed

Questions or Clarifications. Please contact the Department of Planning and Economic Development at the contact information above for questions.



Guidelines

These guidelines are to be followed by developers desiring to gain approval of proposed plans. The guidelines provide for an in-depth analysis of the site in question considering the past, the present, the proposed plan, and the future expectations with respect to community environmental sanity. The analysis is intended to determine how the proposed plan will meet goals of the community as they are set out separately in the Master Land Use Plan.

The complexity of the ELIS must clearly depend upon the scope of the project and the magnitude (in the opinion of the Planning Commission) of the potential impact. It is not the intention of the City to create an unduly burdensome or expensive requirement for the developer. In preparing the ELIS in accordance with the outline below, judgment should be exercised to keep the form and extent of responses in proportion to the scope of the project. Each answer is to be as brief as practical.

Where questions or answers are not applicable, please state "Not Applicable". All other data is required, and where incomplete or inadequate data is provided based on the scope of the project and the opinion of the Planning Commission, the lack of such data shall be cause for tabling the application by a majority vote of the body present. The matter will be reopened upon submission of a written report on any questions not properly detailed.

Part 1. Analysis Report: Past and Present Status of the Land

A. What are the characteristics of the land, waters, plant & animal life present?

1. Comment on the suitability of the soils for the intended use.

A Geotechnical Investigation was conducted on July 1, 2014 for the development of Taco Bell within the convertible area being utilized for the construction of the commercial building. This evaluation on July 1, 2014 concluded that "the site is suitable for the construction of a building. The City accepted the soil borings that were utilized for the July 1, 2014 investigation and acceptable for evaluation of construction of a commercial building. Areas noted in the evaluation include: there are areas of uncontrolled fill materials containing variable percentages of brick were encountered at locations of the proposed building in Borings B-2 and B-3. In addition, the uncontrolled fill may significantly reduce the pavements design life, if left in place. Therefore, undercutting is required to properly support the proposed building, pavements and structures. In addition, shallow or perched groundwater was encountered within the near-surface sand stratum at a depth of approximately 7.6 feet below ground surface at the location of Boring B-5. Groundwater or perched water was not encountered during the drilling or following completion of drilling at the remaining boring locations. It should be noted that water levels in the boreholes may require additional time to stabilize depending on the permeability of the soils. In addition, it should be noted that groundwater levels at this site are subject to seasonal fluctuations or other mechanical control. Therefore, difficulty with groundwater seepage is not anticipated during shallow foundation and utility excavations at this site. Finally, following proper site preparation, the footing or grade beams supporting the proposed building and trash enclosure masonry walls can be placed on suitable native soils or properly placed and compacted engineered fill, provided they are dry and stable at the time of construction. To minimize settlement potential below the proposed building, the footings or grade beams should be designed for a maximum allowable net bearing pressure of 2,000 psf.

2. Describe the vegetation giving specific locations of specimens of 6" diameter or greater, or areas of unusual interest on parcels of 5 acres or more.

The property has been graded, and all vegetation has been removed. Based on a review of historic aerial photographs and historical USGS topographic maps, the site was previously developed with a residential structure sometime prior to 1908. The site was also used for agricultural purposes from sometime prior to 1940, to sometime in the mid to late 1960s. The residential structure was demolished by the late 1960s to early 1970s. The property has been vacant, undeveloped land since that time. No specimens of six-inches in diameter or greater were noted.

3. Describe the ground water supply & proposed use.

Development of the site will not include the installation of a groundwater well for a potable water supply or irrigation. Potable water is provided to the site area by a municipal source.

4. Give the location & extent of wetlands & floodplain.

The site is not located within a floodplain based on the Flood Insurance Rate Map for Oakland County.



5. Identify watersheds & drainage patterns.

The site is located within the Clinton Main subwatershed, which encompasses over 70 square miles within the central portion of Oakland County. This sub watershed includes 22 miles of the Clinton River main branch, and 38 miles of creeks and tributaries. The main branch of the Clinton River, the nearest water body, is located approximately 1,250 feet northwest of the site.

B. Is there any historical or cultural value to the land?

Based on the Historic Districts and Sites map published by the Rochester Hills Management Information Systems (MIS) Department, dated June 11, 2013, the site is not located within a historic district.

C. Are there any man-made structures on the parcel(s)?

Based on a review of historic aerial photographs and historical USGS topographic maps, the site was previously developed with a residential structure sometime prior to 1908. This structure was demolished by the late 1960s to early 1970s. The property has been vacant, undeveloped land since that time.

An existing 20 foot water main easement runs through the southeast corner of the site. In addition, curbed access from Crooks Road is located on the northeast corner of the site.

D. Are there important scenic features?

No scenic features were identified on the site.

E. What access to the property is available at this time?

Curbed access from Avon Industrial Drive. No paved driveways or parking areas are currently present.

F. What utilities are available?

Existing underground gas lines and aboveground electric lines are present along the west side of Crooks Road, adjacent to the site. An existing water main easement runs through the southeast corner of the site, and crosses beneath Crooks Road to an existing water line that runs along the east side of Crooks Road. Sanitary services are available to the site area. The existing sanitary line is located west of the site, and runs north towards a line located along Avon Industrial Drive.



Part 2. The Plan – The development will be less than 5 acres; therefore this section of environmental impact statement is not required.

A. Residential (*Skip to B. below if residential uses are not proposed*)

1. Type(s) of unit(s)
Not Applicable
2. Number of units by type
Not Applicable
3. Marketing format, i.e., rental, sale or condominium
Not Applicable
4. Projected price range
Not Applicable

B. Non-Residential/Mixed-Use (*Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed*)

1. Anticipated number of employees
Unknown at this time.
2. Hours of operation/number of shifts
Unknown at this time
3. Operational schedule (*continuous, seasonal, seasonal peaks, etc.*)
Unknown at this time
4. Description of outside operations or storage.
Unknown at this time
5. Delineation of trade area
Unknown at this time
6. Competing establishments within the trade area (*document sources*)
Unknown at this time
7. Projected growth (physical expansion or change in employees)
Unknown at this time



Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?

1. Total number of acres of undisturbed land

Approximately 2.67 acres

2. Number of acres of wetland or water existing

0 Acres

3. Number of acres of water to be added

0 Acres

4. Number of acres of private open space.

0 Acres

5. Number of acres of public open space

0 Acres

6. Extent of off-site drainage.

The majority of the development will be covered with impermeable surfaces (asphalt and concrete parking area and the building). Catch basins will be located as necessary for storm water drainage to be collected and directed to existing municipal systems along Avon Industrial and Crooks Road.

7. List of any community facilities included in the plan

None

8. How will utilities be provided?

Development of the site will include connection to the existing utility systems in the site area. Gas, electric, and water connections will enter the site from the east side. Sanitary services will be connected from the south side of the site, then run west to an existing line located west of the site.

- B. Current planning status

At this time, site plans have been submitted and reviewed.

- C. Projected timetable for the proposed project

Construction at the site is tentatively scheduled for spring of 2016.

- D. Describe or map the plan's special adaptation to the geography.

The property is flat, and will not require any special plans to address slope. The footing or grade beams supporting the proposed building and trash enclosure masonry walls can be placed on suitable native soils or properly placed and compacted engineered fill, provided they are dry and stable at the time of construction.

- E. Relation to surrounding development or areas

Based on the City of Rochester Hills Existing Land Use prepared by McKenna Associates, dated August 4, 2010, the site and some adjoining lots are vacant, and the surrounding areas consist primarily of commercial/office, industrial, and vacant properties.

Based on the City of Rochester Hills, Michigan Zoning Districts map Published by the MIS Department on June 24, 2014, the site and adjoining lots and parcels are located in the B-3: Shopping Center Business Zoning District. The surrounding sites include various commercial zoning districts, including O-1: Office Business, REC-W, Workplace, B-5: Automotive Business, B-4: Freeway Service Business, and Industrial. Beyond these immediately surrounding areas are various additional commercial and office development, as well as various residential zoning districts.



E. Does the project have a regional impact?

Yes.

1. Of what extent & nature?

Based on the City of Rochester Hills, Michigan Future Land Use map, the site is located within the M-59 Regional Employment Area. Based on the City of Rochester Hills Master Land Use Plan adopted by the City of Rochester Hills Planning Commission on February 6, 2007, the goals for this area include maintaining and further developing the area, with the intent to promote new investments to the area, increase employment at existing buildings, and guide expansion into adjacent areas. Policies and regulations for this area should permit office, research and technology, and light manufacturing. Regulations should also permit support services, including fitness centers, restaurants, postal and shipping services, and banks, but other retail uses should be prohibited. The development of this site as a commercial building meets the objectives of this area as a support service.

F. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact.

Construction at the site will include grading the property, exposing soils and increasing the potential for soil erosion and sedimentation. The site development is less than one acre in size, and therefore, will not require permitting for storm water management or soil erosion and sediment control. However, measures will be taken to control erosion, prevent off-site sedimentation, and protect the adjoining sites, such as the installation of silt fences during construction activities and employing dust control measures.

G. List any possible pollutants

The intended future use of the site is as a commercial building. This will include the use of hazardous substances that may be included in cleaning and maintenance products. It is not anticipated that these substances would be maintained onsite in significant quantities, and therefore do not represent an environmental concern.

I. What adverse or beneficial changes must inevitable result from the proposed development?

1. Physical

a. Air quality

None

b. Water effects (pollution, sedimentation, absorption, flow, flooding)

Development of the site includes the construction of impervious surfaces, including an 11,999 square foot building, with associated parking and drive areas, which have the potential to reduce infiltration, and increase storm-water runoff. Landscaped areas along Avon Industrial and terminal islands within the interior parking lot will be landscaped with grass, ornamental trees and hedges, and shade trees to promote infiltration of water. Storm-water catch basins will be installed throughout the parking lot, and roof drains on the building will reduce storm-water runoff.

c. Wildlife habitat (where applicable)

Not Applicable

d. Vegetative cover

Vegetative cover at the site will be limited to decorative landscaping located throughout the site. These areas primarily include grass, ornamental trees, shade trees, and shrub screening hedges along Crooks Road and within the terminal islands located throughout the interior parking lot.

e. Night light

The site and some adjoining lots are vacant, and the surrounding areas consist primarily of commercial/office, industrial, restaurant and vacant properties, with no residential development on the immediate surrounding properties. The potential impact of night lighting in this predominately commercial and industrial developed area is low. In addition, any lighting installed on the site will comply with the City of Rochester Hills Zoning Ordinance.



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2. Social
- a. Visual

The building is designed to be aesthetically pleasing, with landscaping that meets or exceeds local zoning requirements. Landscaping at the site will include grass, ornamental trees, shade trees, and shrub screening hedges along Crooks Road and within the terminal islands located throughout the interior parking lot.

- b. Traffic (type/amount of traffic generated by the project)

Unknown at this time – dependent on the tenants in the building

- c. Modes of transportation (automotive, bicycle, pedestrian, public)

Transportation to the site will primarily be automotive traffic from the surrounding areas.

- d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities.

The proposed development will not have recreational, schools, or library facilities. There is shopping in the surrounding areas of the site but none on the actual site.



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3. Economic

a. Influence on surrounding land values

This site is identified as Unit 6 and is part of the Star Batt Condo. The development of the site may provide future access to the other units which are currently inaccessible from Crooks Road and only from Avon Industrial. Access to the lots will allow future development of the vacant parcels which will increase the land value of the immediate surrounding properties.

b. Growth inducement potential

The proposed site development supports the area growth plan identified in the City of Rochester Hills Master Land Use Plan as a support service for the growing office, research and technology and light manufacturing uses in the area.

c. Off-site costs of public improvements

All development costs will be covered by the developer.

d. Proposed tax revenues (assessed valuation)

With the addition of the building assessed values will increase significantly resulting in increased revenue for the City of Rochester Hills.

e. Availability or provisions for utilities

Existing underground gas lines and above ground electric lines are present along the west side of Crooks Road. An existing water main easement runs through the southeast corner of the site. Sanitary services are available to the site area. The existing sanitary line is located west of the site, and runs north towards a line located along Avon Industrial Drive.

J. Additional Factors

1. In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses & intended future uses as shown on the Master Land Use Plan?

Based on the City of Rochester Hills, Michigan Future Land Use map, the site is located within the M-59 Regional Employment Area. Based on the City of Rochester Hills Master Land Use Plan adopted by the City of Rochester Hills Planning Commission on February 6, 2007, the goals for this area include maintaining and further developing the area, with the intent to promote new investments to the area, increase employment at existing buildings, and guide expansion into adjacent areas. Policies and regulations for this area should permit office, research and technology, and light manufacturing. Regulations should also permit support services, including fitness centers, restaurants, postal and shipping services, and banks, but other retail uses should be prohibited. The development of this site as a commercial building meets the objectives of this area as a support service.

2. What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?

Replacement of the vegetative cover will be limited to landscaping at the site, which will include grass, ornamental trees, shade trees, and shrub screening hedges.

3. What beautification steps are built into the development?

The building is designed to be aesthetically pleasing, with landscaping that meets or exceeds local zoning requirements. Landscaping at the site will include grass, ornamental trees, shade trees, and shrub screening hedges.

4. What alternative plans are offered?

No alternatives are offered at this time.



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Environmental Impact Statement (EIS)

Part 4. The Summary

The proposed site development supports the area growth plan identified in the City of Rochester Hills Master Land Use Plan as a support service for the growing office, research & technology, and light manufacturing uses in the area of the Regional Employment Area. The site is located adjacent to the Auburn/Adams Regional Employment Center/Smart Zone, a Level 2 gateway, and near the M-59/Crooks Interchange, a Level 1 gateway, as identified in the City of Rochester Hills Master Land Use Plan. The proposed development will incorporate landscaping elements that will convey a positive image of the City to both residents and visitors. The inclusion of decorative landscaping and ornamental trees will provide an aesthetically pleasing improvement to the existing, undeveloped and vacant lot.

The development of the site could result in the creation of industry jobs. Development at this location will increase future growth potential for the area, as well as additional job creation.

No natural, scenic, or historic features were identified on the site. As such, no immediate or lasting effects upon the community are expected by developing the site. Further, no significant ecological impacts are expected as a result of development with the exception of the potential for increased storm water runoff due to increased impervious surfaces, which will be addressed through appropriate grading, landscaping features, and a storm water collection system.